

District 4 at Presidential Lease Payment Worksheet

Lease Rate - \$10.69 per SF, 8,348 SF, 3% escalation annually
TICAM - \$2.96 per SF in 1st year; Amount adjusted annually, however CAM portion shall not increase greater than 8%
Upfit cost is \$279,857.80 over 6 years at 10% interest (amortization table shows the payment to be \$5184.60)

| | Rent | TICAM | Upfit | Total Monthly | Total Annual | HVAC Maintenance (ANNUAL) | Custodial (ANNUAL) | Total Annual | Total MONTHLY |
|---------|------------|---|------------|---------------|--------------|---------------------------------|-----------------------|--------------|------------------|
| Year 1 | \$7,436.68 | \$2,059.17 | \$5,184.60 | \$14,680.45 | \$176,165.40 | \$880.00 | \$15,480.00 | \$192,525.40 | \$16,043.78 |
| Year 2 | \$7,659.78 | \$2,120.95 | \$5,184.60 | \$14,965.33 | \$179,583.91 | \$880.00 | \$15,480.00 | \$195,943.91 | \$16,328.66 |
| Year 3 | \$7,889.57 | \$2,184.58 | \$5,184.60 | \$15,258.75 | \$183,104.97 | \$880.00 | \$15,480.00 | \$199,464.97 | \$16,622.08 |
| Year 4 | \$8,126.26 | \$2,250.11 | \$5,184.60 | \$15,560.97 | \$186,731.66 | \$880.00 | \$15,480.00 | \$203,091.66 | \$16,924.31 |
| Year 5 | \$8,370.05 | \$2,317.62 | \$5,184.60 | \$15,872.26 | \$190,467.15 | \$880.00 | \$15,480.00 | \$206,827.15 | \$17,235.60 |
| Year 6 | \$8,621.15 | \$2,387.15 | \$5,184.60 | \$16,192.89 | \$194,314.71 | \$880.00 | \$15,480.00 | \$210,674.71 | \$17,556.23 |
| Year 7 | \$8,879.78 | \$2,458.76 | | \$11,338.54 | \$136,062.50 | \$880.00 | \$15,480.00 | \$152,422.50 | \$12,701.87 |
| Year 8 | \$9,146.17 | \$2,532.52 | | \$11,678.70 | \$140,144.37 | \$880.00 | \$15,480.00 | \$156,504.37 | \$13,042.03 |
| Year 9 | \$9,420.56 | \$2,608.50 | | \$12,029.06 | \$144,348.70 | \$880.00 | \$15,480.00 | \$160,708.70 | \$13,392.39 |
| Year 10 | \$9,703.18 | \$2,686.75 | | \$12,389.93 | \$148,679.17 | \$880.00 | \$15,480.00 | \$165,039.17 | \$13,753.26 |
| | | TICAM will be paid in the actual amount billed by Landlord; For purposes of this table, assume 3%. | | | | | | | |

Price per SF = \$23.06

6 year average = \$201,421.30

6 year total paid = \$1,208,527.80

AT 8163 SQUARE FEET!

Lease Rate - Landlord has quoted \$10.69 per SF with 3% escalations
TICAM - Landlord has quoted \$2.96; ? as to escalations
S'fage = 8163 SF
Upfit cost is \$291,194.40 over 6 years at 10% interest (amortization table shows the payment to be \$5394.62)

| | Rent | TICAM | Upfit | Total Monthly | Total Annual | HVAC Maintenance (ANNUAL) | Custodial (ANNUAL) | Total Annual | Total MONTHLY | Pest Control |
|---------|------------|---|------------|---------------|--------------|---|-----------------------|--------------|------------------|--|
| Year 1 | \$7,271.87 | \$2,013.54 | \$4,699.44 | \$13,984.85 | \$167,818.23 | \$1,500.00 | \$15,600.00 | \$184,918.23 | \$15,409.85 | \$240.00 |
| Year 2 | \$7,490.03 | \$2,043.74 | \$4,699.44 | \$14,233.21 | \$170,798.54 | \$1,500.00 | \$15,600.00 | \$187,898.54 | \$15,658.21 | \$240.00 |
| Year 3 | \$7,714.73 | \$2,074.40 | \$4,699.44 | \$14,488.57 | \$173,862.83 | \$1,500.00 | \$15,600.00 | \$190,962.83 | \$15,913.57 | \$240.00 |
| Year 4 | \$7,946.17 | \$2,105.52 | \$4,699.44 | \$14,751.13 | \$177,013.52 | \$1,500.00 | \$15,600.00 | \$194,113.52 | \$16,176.13 | \$240.00 |
| Year 5 | \$8,184.56 | \$2,137.10 | \$4,699.44 | \$15,021.09 | \$180,253.13 | \$1,500.00 | \$15,600.00 | \$197,353.13 | \$16,446.09 | \$240.00 |
| Year 6 | \$8,430.09 | \$2,169.15 | \$4,699.44 | \$15,298.69 | \$183,584.25 | \$1,500.00 | \$15,600.00 | \$200,684.25 | \$16,723.69 | \$240.00 |
| Year 7 | \$8,683.00 | \$2,201.69 | | \$10,884.69 | \$130,616.25 | \$1,500.00 | \$15,600.00 | \$147,716.25 | \$12,309.69 | \$240.00 |
| Year 8 | \$8,943.49 | \$2,234.72 | | \$11,178.20 | \$134,138.44 | \$1,500.00 | \$15,600.00 | \$151,238.44 | \$12,603.20 | \$240.00 |
| Year 9 | \$9,211.79 | \$2,268.24 | | \$11,480.03 | \$137,760.34 | \$1,500.00 | \$15,600.00 | \$154,860.34 | \$12,905.03 | \$240.00 |
| Year 10 | \$9,488.14 | \$2,302.26 | | \$11,790.41 | \$141,484.87 | \$1,500.00 | \$15,600.00 | \$158,584.87 | \$13,215.41 | \$240.00 |
| | | Note: Future TICAM number is an unknown, assumption for this spreadsheet = 1.5% | | | | NOTE: Estimated Amount for PM ONLY | | | | This price assumes we can add this to the City's existing Clegg's Contract |

\$22.65

| | | |
|--|------------|----------|
| | Annual | Monthly |
| HVAC Maintenance at \$.86 per SF | \$7,020.18 | \$585.02 |
| Light Bulb Maintenance at \$.15 per SF | \$1,224.45 | \$102.04 |
| Pest Control - Unknown, To Be Negotiated | | |
| Custodial - Unknown, to Be Negotiated | | |

| | |
|--|--|
| | 6 Year Average Without HVAC and Lighting |
| 6 Year Total Without HVAC and Lighting | \$175,555.08 |
| \$1,053,330.50 | 6 Year Average per SF \$21.03 |

| District | SF'age | Monthly Rent | Annual Rent | Price per SF | |
|------------|--------|--------------|--------------|--------------|---|
| D1 | 15689 | \$17,789.64 | \$213,475.68 | \$13.61 | NOTE: Current Year Pricing - Lease Term from 2009-2018 Does NOT include Janitorial - NOTE Buildout = \$619645 |
| D2 | 6547 | \$8,631.00 | \$103,572.00 | \$15.82 | NOTE: Current Year Pricing - Lease from 2008-2016 INCLUDES Janitorial |
| D3 | 7000 | \$9,789.01 | \$117,468.12 | \$16.78 | NOTE: Current Year Pricing - Lease Term from 2009-2018 Does NOT Include Janitorial, NOTE Upfit is fairly minimal |
| D4 (Pilot) | 3400 | \$4,159.52 | \$49,914.24 | \$14.68 | |
| BB&T | 2720 | \$3,153.23 | \$37,838.76 | \$13.91 | NOTE: Lease expires 12/31/2012; it may need to be extended for approx 2 months |

NOTES: D1 Custodial = \$1200 per month from 2009-2011 (MWF, 4 hours, then T-Th = 1.5 hours)

D3 Custodial = \$1073 per month from 2009-2011 (MWF, 3 hours, then T-Th = 1 hour)

Current Quote for "New" D4 at Presidential = \$1300 (M-F, 4 hours); being revised to MWF plus Saturdays